

SAN YSIDRO PLANNING & DEVELOPMENT GROUP

NOTICE OF PUBLIC MEETING

Location:
Governing Board Room
San Ysidro School District Education Center
4350 Otay Mesa Road (North of Beyer Blvd) in San Ysidro, California

Tuesday, October 17, 2006 at 5:30 p.m.

Chairman: David Flores (619) 428-1115

All Items Appearing On This Agenda May Be Acted Upon Without Further Notice

- 1. Call to Order, Introduction, and Roll Call**
- 2. Approval of Minutes:** September 19, 2006
- 3. Agenda Modifications** (Each item requires a vote of 2/3^{rds} of the quorum)
- 4. Announcements:**
 - a. Vacancies: None.
 - b. Chairman:
 1. Community Orientation Workshop (COW) – Elected members of community planning groups must attend a COW. The COW fall session has been scheduled for Thursday evening, October 26th at 6 pm. The COW will assist members in understanding the indemnification process in case of legal action is taken against the group. Please call the Planning Department to register for the workshop at (619)236-5200. The COW will be held at the Metropolitan Operations Center at 9192 Topaz Way in Kearney Mesa.
 2. Hecho en Casa/Made In-House – Casa Familiar invites all of the community to participate in its first artist market. Regional artists will be selling their handmade crafts and artwork on Saturday, December 9th from 11 am to 7 pm at the Casa Familiar Civic Center 212 W. Park Ave. The funds will be utilized to support the establishment of The FRONT: A Collective of Arts, Crafts, Design & Urbanism. For more information contact Monica Hernandez at (619) 428-1115 or by email at monicah@casafamiliar.org.
 - c. Group Members
 - d. City Officials & Staff
 - e. Members of the Public

5. Public Comment

This place on the agenda is reserved for comments and inquiries from any person regarding matters, which do not otherwise appear on the agenda. Comments and inquiries must be related to the Group's purposes, described in City Council Policy 600-24. A total of no more than 15 minutes will be devoted to public comments (unless waived by a vote of the Group) in order that the regular agenda may continue in a timely manner. At the presiding officer's discretion, the time allotted to each speaker may be restricted and will be applied equally to all speakers. Public comment on items appearing on this agenda is taken at the time the item is heard.

This information will be made available in alternative format upon request. To request an agenda in alternative format, to request a sign language or oral interpreter, or to request Assistive Listening Devices (ALD's) for the meeting, you must call the City of San Diego at (619) 235-5200 at least five working days prior to the meeting to insure availability.

6. Docket Items:

a. Vista Lane Villas – Resubmittal, Community Plan Amendment, Planned Development Permit, Rezone from RS-1-7 to RX-1-2 and Tentative Map to construct 38 units on a 1.919 AC site at 3481 Vista Lane. *Previous action by SYP&DG in November 2005. Motion to recommend project move forward only under the RX-1-2 zone. Motion passed 9-2-0. CONTINUE TO NOVEMBER.*

b. Mission Villas – Re-submittal for Community Plan Amendment, Planned Development Permit, Map Waiver and Rezone from RS-1-7 to RX-1-2 for 14 residential condo units on a 1.92 AC site at 3515 Vista Lane. *Previous action by SYP&DG in November 2005. Motion to recommend project move forward only under the RX-1-2 zone. Motion passed 11-2-0. CONTINUE TO NOVEMBER.*

c. Blackshaw Lane Villas – Community Plan Amendment, Planned Development Permit, Map Waiver and Rezone from RS-1-7 to RX-1-2 for 12 residential condo units on a 0.94 AC site at 549 Blackshaw Lane. *Previous action by SYP&DG in November 2005. Motion to recommend project move forward only under the RX-1-2 zone. Motion passed 10-2-0. CONTINUE TO NOVEMBER.*

d. Otay Mesa Trunk Sewer – Update on project. Presented by Allan Navarro, Project Manager, City of San Diego.

e. El Pedregal Family Apartments – Exclusive Negotiation Agreement with SD Red. Agency for 45 unit proposal at 104 Averil Road (on the corner of San Ysidro Blvd). 3 and 4 bedrooms units with affordable rents for very low and low-income families, between 30% and 60% of the AMI. Presenters: Robert Chavez, SDRA, and Rudy Gonzalez, RGG Consulting, Inc. on behalf of United Community, Inc..

f. CalTrans Planning Grant – Request for letter of support by member S. Otto for the City of San Diego’s Community-Based Transportation Planning grant application.

7. Subcommittee Reports

- a. SY Public Facilities Financing Plan –
- b. San Diego General Plan Update –
- c. Bylaws Revisions -
- d. SY POE Expansion & Reconfiguration –

8. Representative’s Reports

- a. SY POE Expansion & Reconfiguration - (Flores/Adato)
- b. Community Planners Committee – (Flores/Freedman)
- c. Otay Mesa Planning Group - (Serhan/Paul)
- d. Transportation Collaborative - (Goudeau)
- e. SY Hills Project – (Flores/Otto)

9. Other Items - a., b., c.

SAN YSIDRO PLANNING & DEVELOPMENT GROUP

Minutes from September 19, 2006

1. **Call to order:** 5:32 p.m. Chair D. Flores called meeting to order.
2. **Roll Call: Present:** L. Alvarez; J. Barajas; Thomas Currie; D. Flores; M. Freedman; S. Gonzalez; J. Goudeau; R. Moran; S. Otto; M. Paul; A. Perez; J. Serhan
Excused: C. Delgadillo
Unexcused: I. Adato; M. Liberatore

Quorum of 12 present 5:32 pm; 11 present 6:15 pm

3. **Approval of Minutes of Previous Meeting:**

Motion by J. Serhan and seconded by D. Flores to approve Minutes of July 20, 2006. Motion Passed (12-0-0).

Motion by L. Alvarez and seconded by T. Currie to approve Minutes of August 15, 2006. Motion Passed (12-0-0).

4. **Agenda Modifications: Motion by M. Paul and seconded by A. Perez to add San Ysidro Hills to the agenda as item 6g. Motion Passed (12-0-0).**

5. **Announcements:**

a. **Vacancies:** None

b. **Chairman:** (Two announcements on published agenda.)

1. **City of San Diego Redevelopment Agency**– The hearing date for the adoption of the SY Redevelopment Implementation Plan Update will be on September 12, 2006 at the City Council Chambers. The third implementation plan for San Ysidro covers five years, from April 2006 to April 2011. For more information contact Robert Chavez, at (619) 533-5368.
2. **CalTrans Planning Grants** – The deadline for applying for a Planning Grant from CalTrans is October 13, 2006. for more information contact Ally Shahmiri (619) 220-5390.
3. **City of San Diego Land Development Review** – Verbal/written comments regarding the Environmental Impact Report for the General Plan Update will be accepted at the two scoping meetings. Wednesday, September 13, 2006 from 5:30 to 7:00 pm at the Mira Mesa Library, 8405 New Salem St., and the other meeting on Monday, September

c. **Group Members.**

T. Currie reported on meeting with Senator Feinstein's office US Visit. Requesting an extension of the June 2009 requiring a passport to enter the US after visiting Mexico.

Perez requested information about a Neighborhood Watch program. Officer J. Perez will contact A. Perez with that information.

d. City Officials & Staff:

Alonso Gonzalez: Vista Terrace Park - Funding of \$450,000 for playground equipment and security issues has been secured for Vista Terrace Park.

e. Members of the Public: None

6. Public Comment: None

7. Docket Items:

- a. Vista Lane Rezone/Tentative Map/Street Vacation** – Project is requesting a rezone, tentative map and street vacation for the creation of 3 lots located on Vista Lane between Via Las Tonalas and Beyer Blvd. This will allow the excess right of way build out of South Vista Lane and reservation for the existing City of San Diego water main. (The Planning Group previously voted this project in January 2001, with the motion passing 10-0.) **Motion made by M. Freedman and Seconded by S. Gonzales to reaffirm previous vote to approve rezone/tentative map/street vacation. Motion Passed (12-0-0).**
- b. Vista Lane Villas** – Re-submittal, Community Plan Amendment, Planned Development Permit, Rezone from RS-1-7 to RX-1-2 and Tentative Map to construct 38 units on a 1.919 AC site at 3481 Vista Lane. (Previous action by the Planning Group in November 2005, to recommend project move forward only under the RX-1-2 zone. Motion passed 9-2-0.) Filipe Roma and Daniel Conteras were present to answer questions. **Consensus to continue item and authorize chair to send letter to Bill Anderson, City of San Diego City Planning & Community Investment and a letter to the Planning Commission regarding the zoning for this project as well as Item c. Mission Villas and “Item d. Blackshaw Lane Villas. City staff is has requested the developer to rezone the property as an RM-1-1 zone not the Planning Group recommended RX-1-2 zone. Continued to October 2006 meeting.**
- c. Mission Villas** - Re-submittal for Community Plan Amendment, Planned Development Permit, Map Waiver and Rezone from RS-1-7 to RX-1-2 for 14 residential condo units on a 1.92 AC site at 3515 Vista Lane. (Previous action by SYP&DG in November 2005. Motion to recommend project move forward only under the RX-1-1 zone. Motion passed 10-2-0.) **Continued. See Item b. above.**
- d. Blackshaw Lane Villas** – Community Plan Amendment, Planned Development Permit, Map Waiver and Rezone from RS-1-7 to RX-1-2 for 12 residential condo units on a 0.94 AC site at 549 Blackshaw Lane. (Previous action by SYP&DG in November 2005. Motion to recommend project move forward only under the RX-1-2 zone. Motion passed 10-2-0.) **Continued. See Item b. above.**
- e. Villas Andalucia** – Planned Development Permit and Map Waiver to construct 24 residential condo units w/reduced setbacks on a 1.47 AC site at 4225 Beyer Blvd. in the RM-1-1 zone. (Previous action by SYP&DG in November 2005. Motion to recommend project move forward contingent on the square footage of the site being correct for zone, which would allow 24 units. Motion Passed 12-0-0) Developer has reduced number of units to 21. **A motion was made by D. Flores and seconded by A. Perez to recommend project move forward with the 21 units. Motion passed 11-0-0. (Yes- L. Alvarez; J. Barajas; D. Flores; M.**

**Freedman; S. Gonzalez; J. Goudeau; R. Moran; S. Otto; M. Paul; A. Perez; J. Serhan.
No- None; Abstain- None)**

- f. **Parking at Beyer Blvd. & Enright Dr.** – S. Gonzalez and A. Perez are requesting better supervision and parking enforcement of student pick up area and vehicular parking at SY Middle School driveway at Enright Drive. Street improvements have not continued for this area and are necessary. Graffiti is a continuing problem with kids leaving school. Neighbors have spoken with the principal and the school district but the problem continues. M. Paul has volunteered to meet with principal and neighbors to request additional supervision. **No vote taken. D. Flores will send letter to Councilmember Hueso requesting City to create a “temporary” sidewalk.**
- g. **San Ysidro Hills** – James E. Schneider, representing property owners of San Ysidro Hills, requested a SYP&DG member be appointed to participate in drafting a “wish list” for community projects to be funded by an Infrastructure Financing District created by the San Ysidro Hills project. Property owners are currently negotiating with Brookfield Homes as developer of the proposed 4,000 housing unit project. The Infrastructure Financing District would be created by state legislature, which allows for the creation of a district for projects within 3 miles of the international border. It was suggested that Mr. Schneider review the Facilities Financing Plan and the Redevelopment Implementation Plan for ideas on projects the community would like to see done. S. Otto and D. Flores volunteered to represent the Planning Group. Appointment of an official representative from the Planning Group will be added to the October 2006 agenda.

8. Subcommittee Reports:

- a. **SY Public Facilities Financing Plan:** No report.
- b. **San Diego General Plan Update:** Meeting to be held September 25th at 5:30 pm. @
- c. **Bylaw Revisions;** 3 meetings have been held. Very close to completing revisions.
- d. **SY POE Expansion & Reconfiguration:** An update from the August 29th meeting was distributed.

9. Representative’s Reports:

- a. **SY POE Expansion & Reconfiguration** (D. Flores/I. Adato): No Report
- b. **Community Planners Committee** (D. Flores/M. Freedman): Voted on Housing Element as presented, which failed 7-18-0. Jim Waring Chief Operating Office of Land Use and Economic Development was present to answer questions.
- c. **Otay Mesa Planning Group** (J. Serhan/M. Paul) The Otay Mesa Community Plan Update is moving forward. A meeting with Mexico is being held. A workshop is being held September 21st for community input on the Community Plan Update. Bill Anderson will be attending the next meeting September 20th at 2pm at the San Ysidro High School.
- d. **Transportation Collaborative** (J. Goudeau): No Report.

Meeting Adjourned at 7:08 p.m.

10. Other Items

Minutes submitted by Jennifer Goudeau, Secretary